

**WHEREAS**, the of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

**WHEREAS**, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

**WHEREAS**, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

**WHEREAS**, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

**WHEREAS**, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

**WHEREAS**, Dallas Neighborhood Alliance for Habitat, Inc., (Habitat) submitted a proposal to construct nine (9) single-family homes containing approximately 1,279 square feet on the nine (9) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price from \$85,000 to \$95,000 with construction to begin in August 2018; and

**WHEREAS**, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

June 17, 2015

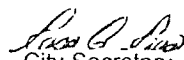
**Section 1.** That the public hearing shall be held at 1:00 p.m. on August 26, 2015 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of nine (9) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Habitat, a qualified non-profit organization, in accordance with the HB110 process of the City's Land Transfer Program.

**Section 2.** That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

**Section 3.** That this resolution shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY  
CITY COUNCIL

JUN 17 2015

  
City Secretary

## EXHIBIT "A"

## TAX FORECLOSURE PROPERTY SALE

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
1.	4749 Yancy	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
2.	4528 Luzon	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
3.	4812 Nome	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
4.	4832 Fellows	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
5.	7920 Saipan	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
6.	7927 Ivory	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
7.	4550 Solar	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
8.	4742 Zealand	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
9.	4561 Cherbourg	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7